



16 Thirleby Close, Cambridge, CB4 3RS
Prices from £300,000 Freehold



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AN EXCLUSIVE NEW DEVELOPMENT OF FOUR ONE BEDROOM DUPLEX PROPERTIES BUILT USING CAREFULLY CHOSEN MATERIALS AND FINISHED TO A HIGH SPECIFICATION THROUGHOUT, IN THIS ESTABLISHED RESIDENTIAL LOCATION TO THE NORTH OF THE CITY. COMPLETION ANTICIPATED AROUND JULY/AUGUST 2021. OFF PLAN RESERVATIONS BEING TAKEN.

Entrance hall - open plan kitchen/living room - ground floor bathroom - first floor bedroom - gas central heating (underfloor to ground floor) - brick built private bin and cycle store - front garden area - allocated parking (plot specific) - 10 year Protek warranty - freehold

THE PROPERTIES

Thirleby Close is an exclusive development of four link detached duplex one bedroom properties, conveniently located for easy access to the Science Park, Cambridge North Station and the City Centre.

Situated off Harding Way and close to Milton Road, the properties have been designed to offer bright, open living accommodation finished to a contemporary style. Each property will be built to a high specification throughout including contemporary kitchens with integrated appliances, fully fitted shower rooms and fitted flooring throughout.

Externally the properties each benefit from a brick built bin and cycle store, along with small garden area. There is also the provision of allocated parking (plot specific).

With the new Cambridge North train station just 2.5 miles away, the developments location ensures an easy commute to London Kings Cross and Liverpool Street Stations, and is also well placed for the Science Park (2 miles), Cambridge City centre (2.5 miles), Addenbrookes Hospital and Cambridge Biomedical Campus (5 miles), the A14 (1 mile) and M11 (2.5 miles).

VIEWING

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris

TENURE Freehold

SERVICES All main services are connected.

STATUTORY AUTHORITIES

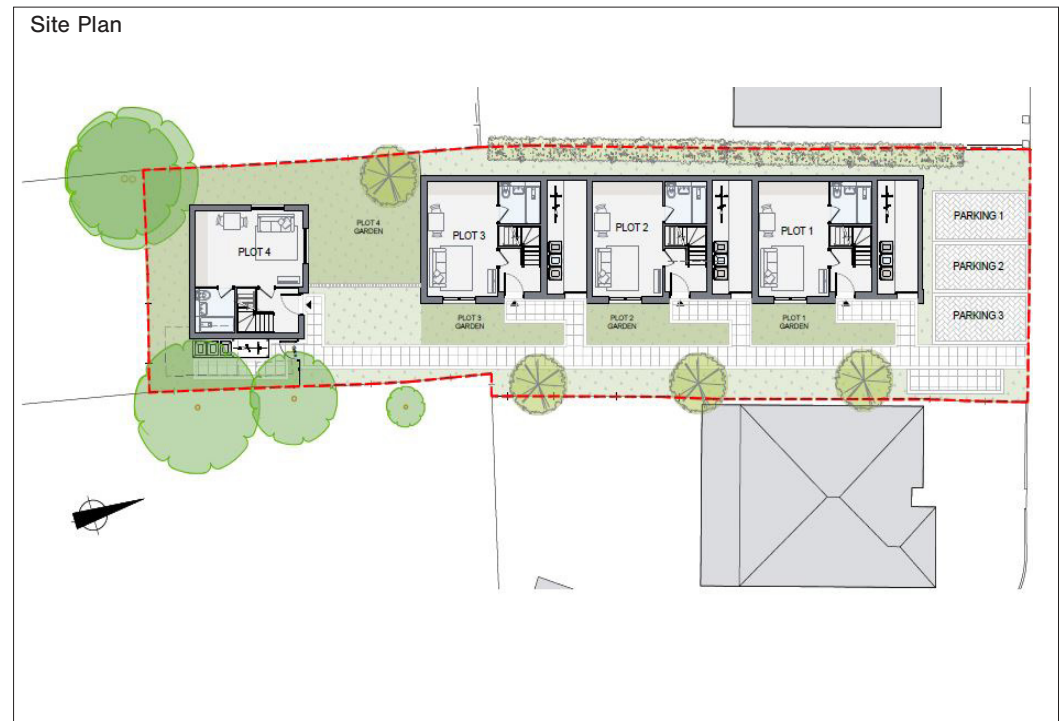
South Cambridgeshire District Council

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

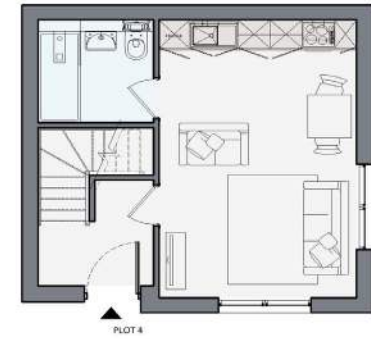
VIEWING

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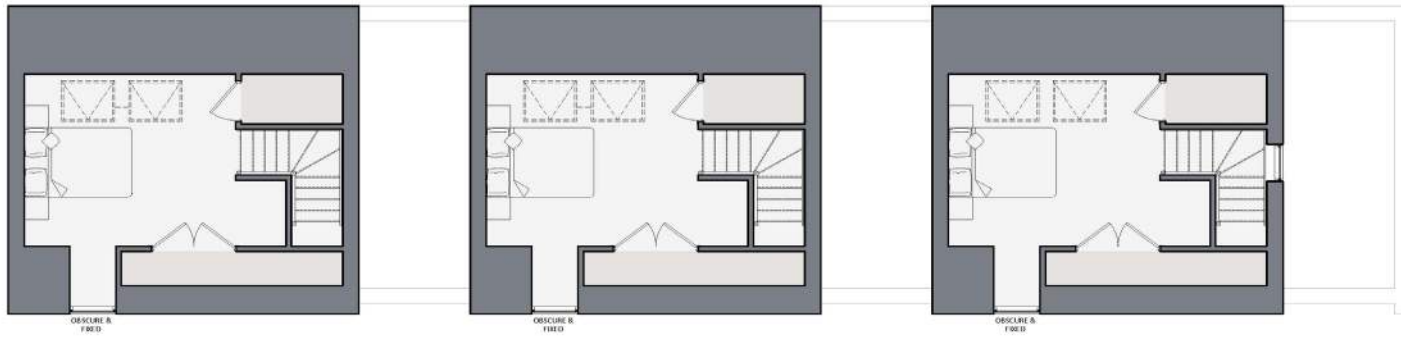




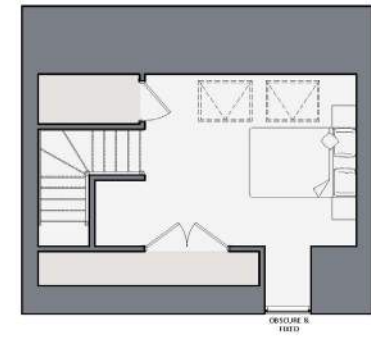
GROUND FLOOR
PLOTS 1-3
52.6sq.m (565sq.ft)



GROUND FLOOR
PLOT 4
52.6sq.m (565sq.ft)



FIRST FLOOR
PLOTS 1-3



FIRST FLOOR
PLOT 4

SPECIFICATION

CONSTRUCTION AND EXTERNAL FINISHES

- Traditional block cavity construction
- Brick elevations
- High performance aluminium powder coated windows and doors

KITCHEN FITTINGS

- Contemporary kitchen units
- Laminate work surfaces
- Stainless steel sink
- Integrated electric fan assisted oven
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Tiled flooring

HEATING AND WATER SYSTEM

- Underfloor heating to ground floor with independent zoned thermostats
- Radiators to first floor
- Chrome ladder style towel rails to bath and shower rooms
- High efficiency wall hung combination boiler for all plots

BATHROOM, CLOAKROOMS

- Contemporary white sanitaryware
- Chrome mixer taps and shower fittings
- Heated chrome towel rails
- Tiled floor
- Part tiled walls

ELECTRICAL

- Television points to reception rooms and bedrooms
- LED down lighters to kitchen, living rooms and bath rooms
- Pendants to all other rooms
- External lights to front and rear
- Wired smoke alarms

INTERNAL FINISHES

- White painted internal contemporary style doors with chrome ironmongery

FLOORING

- Tiled or wood flooring to ground floor
- Tiled floor to bath/shower rooms
- Carpet to remaining rooms

LANDSCAPING

- Paving to patios – plot specific
- Block paved driveways and footpaths
- Soft and hard landscaping to gardens
- 1.8 close boarded fencing to rear gardens (plot specific)

ACCESS ROAD

- Footpath to access all the properties will be owned jointly by the four houses, by way of a management company.

PROPERTY DETAILS

- Warranty: 10 year Protek warranty
- Tenure: Freehold

SERVICES

Mains gas, water, electric and drainage are connected.

LOCAL AUTHORITY

Cambridge City Council.

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EXTERNAL IMAGES

All external images used in this brochure are CGI's

INTERNAL IMAGES

The internal images are taken from another development by the same developer and are intended as a guide.

